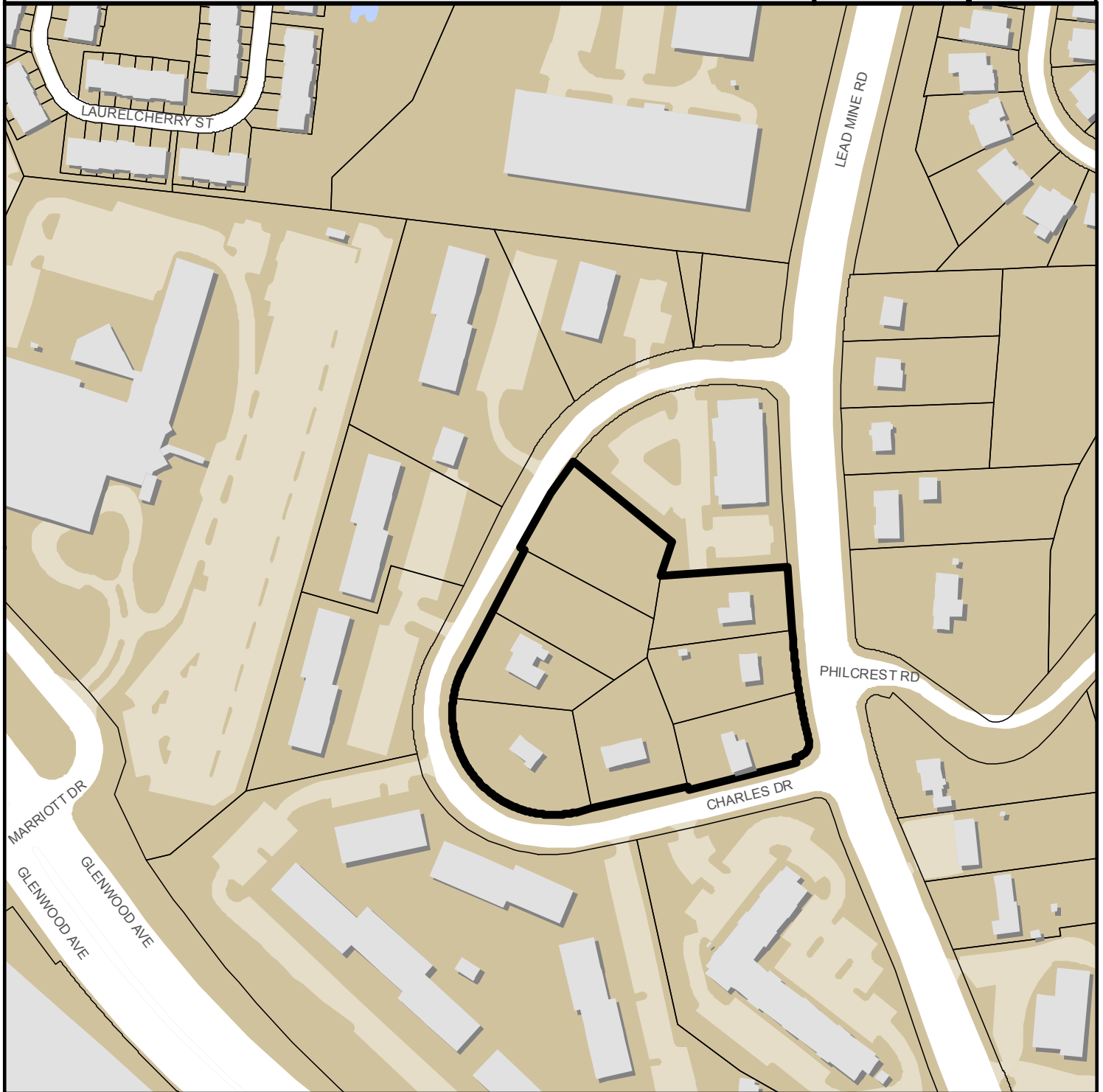


OVERTURE AT CRABTREE

SP-66-2014



0 300 600 Feet

Zoning: **SC CUD**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **3.38**
Square Feet: **197,743**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Greystar Develop. & Construction**
Phone: **(843) 388-6616**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals				FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**		<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision		Transaction Number 414578 Assigned Project Coordinator Assigned Team Leader	
* May require Planning Commission or City Council Approval ** Legacy Districts Only				SP-66-14	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #					
GENERAL INFORMATION					
Development Name Overture at Crabtree North					
Proposed Use Multi-Family					
Property Address(es) See attached table					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: See attached table					
P.I.N. Recorded Deed See attached Table		P.I.N. Recorded Deed		P.I.N. Recorded Deed	
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:					
PRELIMINARY ADMINISTRATIVE REVIEW		Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A			
PLANNING COMMISSION		Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The development proposal exceeds 15 un/ac. in the SC Zoning District			
CLIENT (Owner or Developer)		Company Greystar Development Inc.		Name (s) Lewis Stoneburner	
		Address 18 Broad Street, Suite 300, Charleston SC 29401			
		Phone 843-722-7481		Email lstoneburner@greystar.com	
CONSULTANT (Contact Person for Plans)		Company McAdams Company		Name (s) Andy Padiak	
		Address 2905 Meridian Parkway, Durham, North Carolina 27713			
		Phone (919) 361-5000		Email padiak@mcadamsco.com	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) CUD SC	Proposed building use(s) Multi-Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District Pedestrian Business Overlay District (PBOD)	Proposed Building(s) sq. ft. gross 197,743 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.38 ac	Total sq. ft. gross (existing & proposed) 197,743 sf
Off street parking Required 201 Provided 269	Proposed height of building(s) 54 ft
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 1.38
BOA (Board of Adjustment) case # A- Z-7-12	Building Lot Coverage percentage 0.69 (site plans only)
CUD (Conditional Use District) case # Z- Z-7-12	

Stormwater Information

Existing Impervious Surface acres/square feet 0.19 AC	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 12.42 AC 2.6	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The Future Land Use Plan designation for the subject property is Office & Residential Mixed- Use. Per the Comprehensive Plan, this designation is applied primarily along major streets where low density residential uses are no longer appropriate. Accordingly, this proposal provides for a higher intensity residential use along a major street.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 1
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 201	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 201	d) Total number of Open Space Lots
8. Bedroom Units 1br <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Andrew Paciak - McAdams to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date _____

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY		
		YES	N/A	NO
General Requirements				
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>			✓
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>			✓
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>			✓
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>			✓
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>			✓
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>			✓
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>			✓
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>			✓
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>			✓
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>			✓
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>			✓
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Senior Living ✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓



ADDRESS AND PIN EXHIBIT

LOT	ADDRESS	PIN	ACREAGE
1	2240 Charles Drive	0796611658	0.53
2	2232 Charles Drive	0796611519	0.52
3	2228 Charles Drive	0796610449	0.44
4	4509 Lead Mine Road	0796613559	0.45
5	4505 Lead Mine Road	0796613469	0.47
6	4501 Lead Mine Road	0796613480	0.42
7	2210 Charles Drive	0796611399	0.55
8	2218 Charles Drive	0796610348	0.59

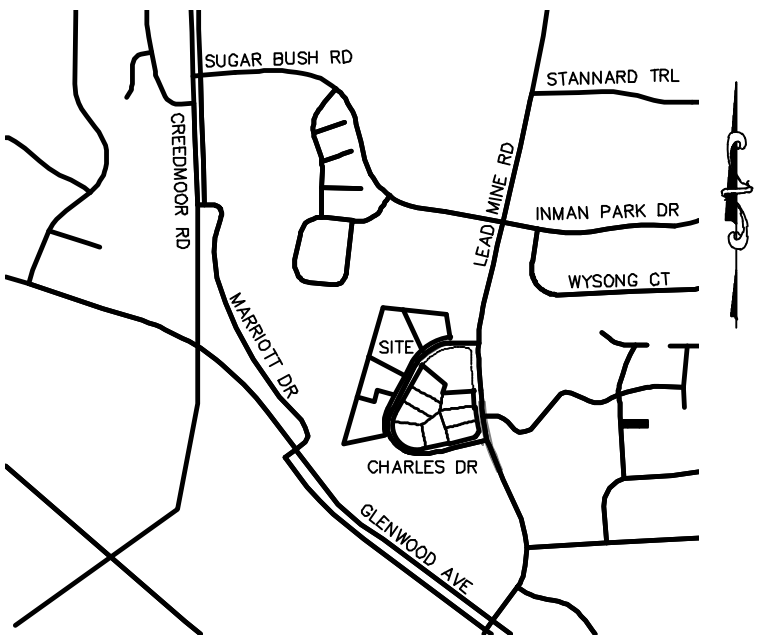
**The John R. McAdams
Company, Inc.**

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
11301 Carmel Commons Blvd,
Suite 111
Charlotte North Carolina 28226
(704) 527-0600

McAdamsCo.com

Designing Tomorrow's Infrastructure & Communities



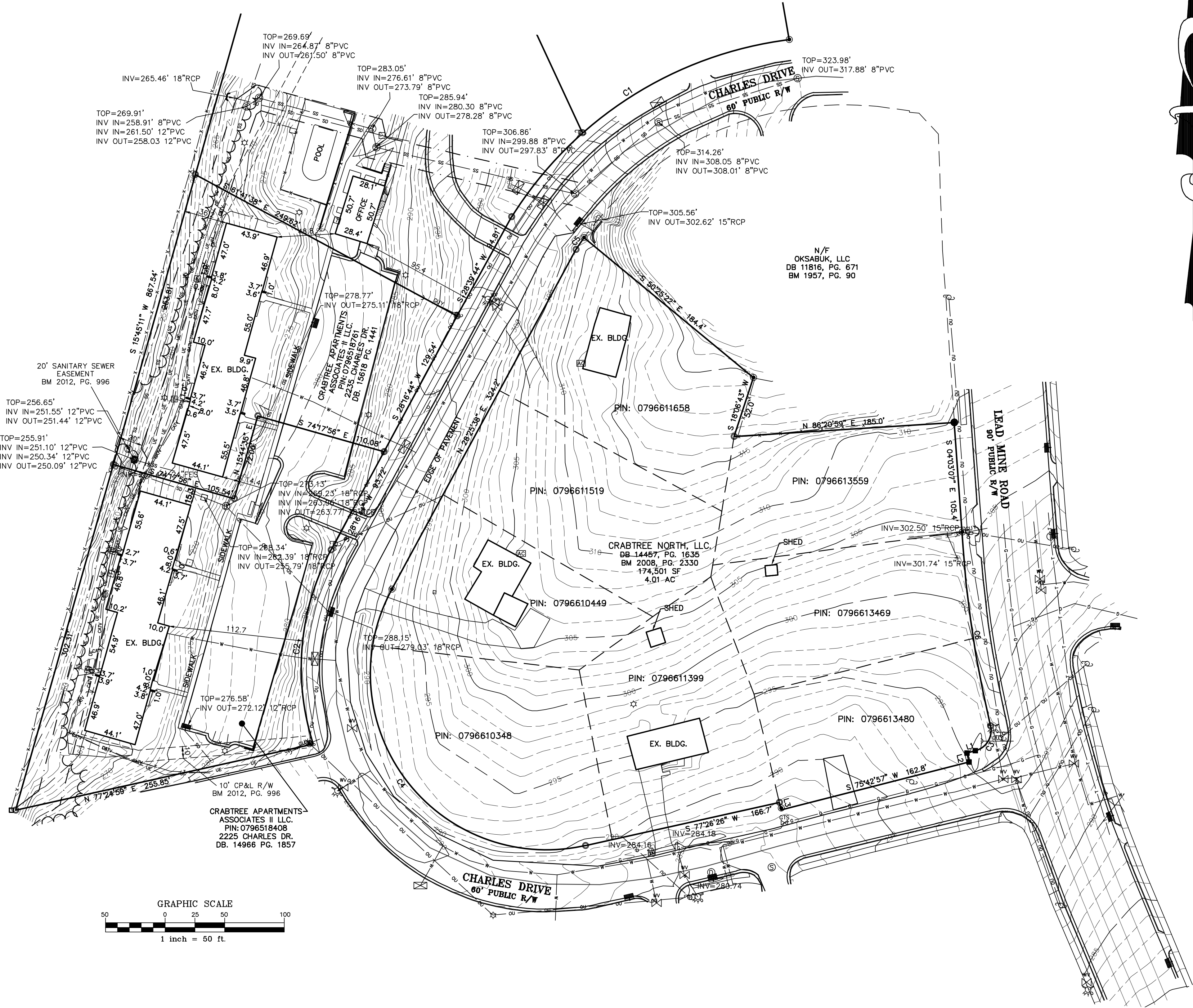
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A BOUNDARY SURVEY AND A TOPOGRAPHIC SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CUD SC
5. AREA BY COORDINATE GEOMETRY.
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. ELEVATIONS FOR THIS SURVEY ARE BASED ON NACD 88 DATUM

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊙ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC BOX
- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CURB INLET
- ⊙ STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X—X— FENCE LINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°47'57" W	7.24'
L2	S 13°20'46" E	7.63'
L3	N 13°28'08" W	6.31'

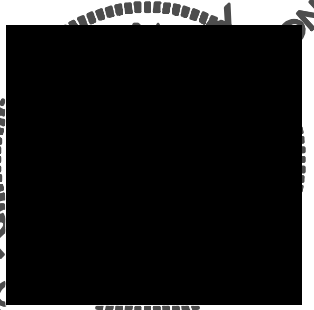
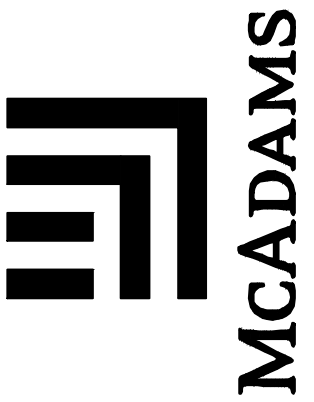
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	321.90'	285.83'	S 57°24'44" W	276.54'	50°52'35"
C2	208.71'	168.13'	S 05°12'04" W	163.62'	46°09'20"
C3	17.43'	27.06'	N 31°12'16" E	24.42'	88°57'26"
C4	147.93'	339.55'	N 37°02'15" W	269.77'	131°30'49"
C5	269.42'	12.12'	N 34°34'04" E	12.12'	2°34'41"
C6	929.92'	151.53'	S 08°43'12" E	151.36'	9°20'10"

REVISIONS:

SURVEY FOR:
GREYSTAR GP II, LLC
18 BROAD STREET, THIRD FLOOR
CHARLESTON, SC 29401

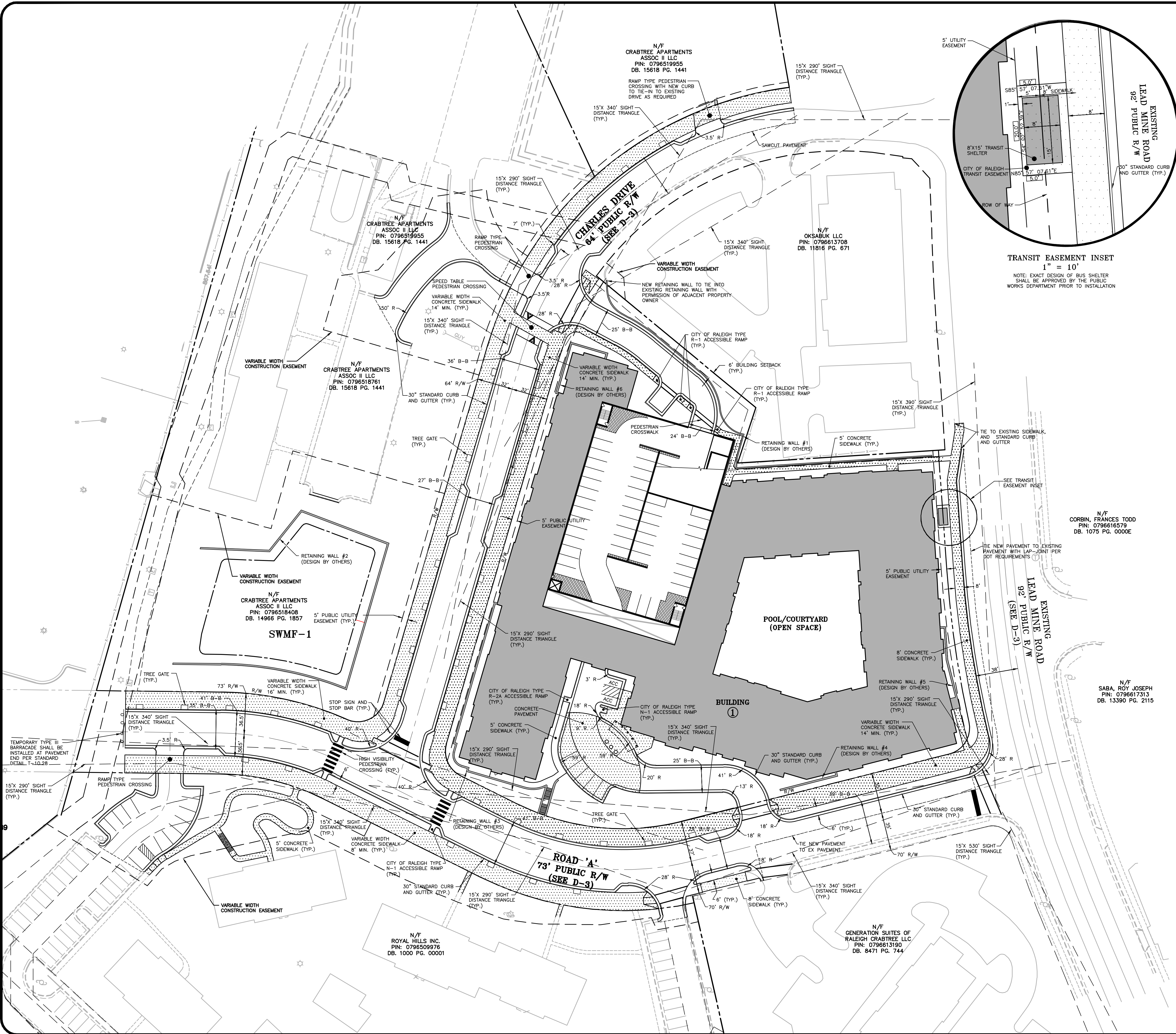
CRABTREE NORTH
RALEIGH, WAKE COUNTY, NORTH CAROLINA
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT NO. GRE-14000
FILENAME: GRE14000-C1
SURVEYED BY: RTF
DRAWN BY: JBT
SCALE: 1"=50'
DATE: 08-21-2014
SHEET NO. 1-1



NC GRID NAD 83 (2011)

X:\Projects\GRE-14000\Land Construction Drawings-Site Plan\Current Drawings\GRE14000-S1.dwg, 1/23/2015 3:50:48 PM, Richards, Ana



SITE PLAN NOTES

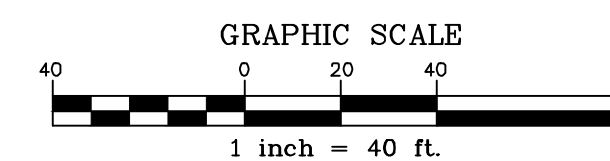
- MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. REFER TO SECTION 3.8 OF THE RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK FOR ADDITIONAL DETAILS.
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE EXPRESSED, WRITTEN CONSENT OF THE CITY TRAFFIC ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" 811 OR (1-800-832-4349) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR AND A REPRESENTATIVE OF THE OWNER SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS. ALL NECESSARY PERMITS REQUIRED THROUGH THE CITY OF RALEIGH SHALL BE OBTAINED PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR.
- THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.

OPEN SPACE CALCULATION

REQUIRED = 3.38 AC X 5% = 7362 SF
PROVIDED = 14220 SF
OPEN SPACE REQUIREMENT ARE MET WITH POOL/COURTYARD

SITE LEGEND

	SIGNAGE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	CONCRETE
	FENCE
	TREE GRATE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-488-0000
Fax: 919-488-0001
(800) 733-5646 • www.mcadamsco.com

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-19-2015

OWNER:
LEWIS STONEBURNER
GREYSTAR GP II, LLC
18 BROAD STREET SUITE 300
CHARLSTON, SC 29401

OVERTURE AT CRABTREE NORTH
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA

SITE PLAN

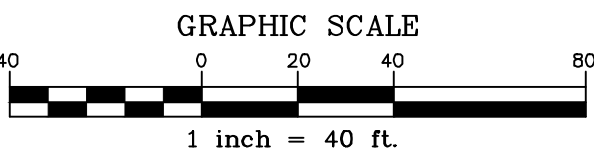
PROJECT NO.: GRE-14000
FILENAME: GRE14000-S1
DESIGNED BY: MDW
DRAWN BY: MAG
SCALE: 1" = 40'
DATE: 01-19-2015
SHEET NO. C-3



SHRUBS

VEHICLE SURFACE AREA (AREA 1):	STREET PROTECTIVE YARDS (PER STREETSCAPE AND PARKING PLAN):
TREE COVERAGE: SHADE TREES REQUIRED: 1 / 2,000 SF OF PARKING AREA 8,436 SF / 2,000 = 5 TREES PROVIDED: 5	LEAD MINE ROAD TREES REQUIRED: 263 LF / 40 = 7 TREES PROVIDED: 7
SHRUBS REQUIRED: 1 / 500 SF OF PARKING AREA 8,436 SF / 500 = 17 SHRUBS PROVIDED: 19	ROAD 'A' SOUTH TREES REQUIRED: 474 LF / 40 = 12 TREES PROVIDED: 12
	ROAD 'A' NORTH TREES REQUIRED: 680 LF / 40 = 17 TREES PROVIDED: 17
VEHICLE SURFACE AREA (AREA 2):	
TREE COVERAGE: SHADE TREES REQUIRED: 1 / 2,000 SF OF PARKING AREA 4,411 SF / 2,000 = 3 TREES PROVIDED: 3	CHARLES DRIVE WEST TREES REQUIRED: 655 LF / 40 = 17 TREES PROVIDED: 17
SHRUBS REQUIRED: 1 / 500 SF OF PARKING AREA 4,411 SF / 500 = 9 SHRUBS PROVIDED: 15	CHARLES DRIVE EAST TREES REQUIRED: 423 LF / 40 = 11 TREES PROVIDED: 11

VEHICLE SURFACE AREA (AREA 1):	STREET PROTECTIVE YARDS (PER STREETSCAPE AND PARKING PLAN):
TREE COVERAGE: SHADE TREES REQUIRED: 1 / 2,000 SF OF PARKING AREA 8,436 SF / 2,000 = 5 TREES PROVIDED: 5	LEAD MINE ROAD TREES REQUIRED: 263 LF / 40 = 7 TREES PROVIDED: 7
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TREE COVERAGE: SHADE TREES REQUIRED: 1 / 2,000 SF OF PARKING AREA 4,411 SF / 2,000 = 3 TREES PROVIDED: 3	CHARLES DRIVE WEST TREES REQUIRED: 655 LF / 40 = 17 TREES PROVIDED: 17
SHRUBS REQUIRED: 1 / 500 SF OF PARKING AREA 4,411 SF / 500 = 9 SHRUBS PROVIDED: 15	CHARLES DRIVE EAST TREES REQUIRED: 423 LF / 40 = 11 TREES PROVIDED: 11



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

[illegible]